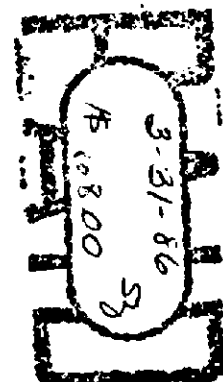


MAP NW-15P
3D
E.D. 8
DATE 1-9-87
200 ✓
1000 ✓
DF

1624
V-369-78



86-379-A
4-23-7

Joseph H. Seipp
E/S Monroe St., 104.56' N of the
(9711 Monroe St.) 8th Elec. Dist.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
E/S of Monroe Street, 104.56'
N of the centerline of Adams
Avenue (9711 Monroe Street) -
8th Election District
Joseph H. Seipp, Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bv

Attachments

cc: People's Counsel

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, Maryland 21030

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3A.1 1802.3.C.1 to permit sideyard setback of 6 feet instead of the required 10 feet and a sum of 12 feet instead of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of lot does not permit relocation of dwelling on lot
2. And such other hardships or practical difficulties as may be raised at time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Towson, MD 21204

City and State

Attorney's Telephone No.: 828-4442

Legal Owner(s):

Joseph H. Seipp

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

4100 N. Charles Street 235-8650

Baltimore, MD 21218

Phone No.

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Carl Gerhold, Gerhold, Cross & Etzel

Name

412 Delaware Avenue, Towson, MD 21204

Address

Phone No.

823-4470

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day

of February, 1986, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout

Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 1st day of April, 1986, at 10:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR VARIANCE
E/S of Monroe Street, 104.56'
N of the centerline of Adams
Avenue (9711 Monroe Street) -
8th Election District
Joseph H. Seipp,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-379-A

The Petitioner herein requests variances to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet.

Testimony by and on behalf of the Petitioner indicated that he purchased the subject lot 8 to 10 years ago when the entire lot was zoned D.R.3.5. Since then, all except a strip about 7 feet wide along the northern property line has been rezoned R.O. He also owns office buildings at 9708 Monroe Street and the corner of Parks and Monroe. He practices dentistry in the latter two days a week and is the owner/manager of both.

The Petitioner proposes to purchase a two-story brick and siding dwelling now located at York and Parks and to place it on the subject lot. Part of the building will extend into the D.R.3.5 portion of the site. The Petitioner proposed placing the dwelling 15 feet from the rear property line because the dwelling on the south is only 4 feet from the property line. He will rent the building for single-family dwelling use and will manage it himself. He will provide parking along the northern property line, adjacent to a county-owned paper alley.

The owner as well as the resident (his daughter) of the adjacent house to the south spoke in protest. They are of the opinion that a 28-foot wide house is large for the site, that the granting of the variance will have a detrimental effect on the value of their property, that their privacy will be adversely affected and that the Petitioner will convert the building to offices.

PETITION FOR ZONING VARIANCES

8th Election District

LOCATION: East Side of Monroe Street, 104.56 feet North of the Centerline of Adams Avenue (9711 Monroe Street)

DATE AND TIME: Tuesday, April 1, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet

Being the property of Joseph H. Seipp, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

A review of the file by the Deputy Zoning Commissioner revealed that, while all revisions of the plan submitted indicated that a rear yard variance was to be requested, in fact, the petitioner had subsequent to vertising and posting did not request a variance to the required 30-foot rear yard setback. Although a review of the evidence and testimony presented convinces the Deputy Zoning Commissioner that a 15-foot rear setback would be preferable, it is not in her power to permit such a setback.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1986, that the herein Petition for Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The rear wall of the dwelling shall be no less than 30 feet from the rear property line.
2. No impervious surface, other than two parking places and a driveway, both along the northern property line, shall be installed.

The dwelling shall be so placed that part of it is located on the D.R. portion of the site, as indicated on the plan prepared by Gerhold, Cross & Etzel, revised January 30, 1986 and marked Petitioner's Exhibit 1.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S Monroe St., 104.56' :
N of the C/L of Adams Ave. : OF BALTIMORE COUNTY
(9711 Monroe St.) :
8th District :
JOSEPH H. SEIPP, Petitioner : Case No. 86-379-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
E/S Monroe St., 104.56' N of the c/l of Adams Ave.
(9711 Monroe St.)
8th Election District
Joseph H. Seipp - Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

This is to advise you that \$69.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018554

DATE 3/23/86 ACCOUNT P-01-615-000
SIGN & POST TO BE RETURNED 4/1/86 TO ZONING OFFICE

AMOUNT \$ 69.00

RECEIVED FROM: Joseph H. Seipp

FOR: Advertising & Posting re Case 86-379-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: East Side of Monroe Street, 104.56' N of the c/l of Adams Avenue (9711 Monroe St.)
DATE AND TIME: Tuesday, April 1, 1986, 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Use Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for zoning variances to amend a side yard setback of 8 feet to a side yard setback of 10 feet on the east side of the subject property of 104.56' N of the c/l of Adams Avenue (9711 Monroe St.)

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

24.75

86-379-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

TOWSON TIMES,

18 Kenton
Publisher

38.25

86-379-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 87th Date of Posting: 3/14/86

Posted for: Variance

Petitioner: Joseph H. Seipp

Location of property: E/S Monroe St., 104.56' N of Adams Ave.
9711 Monroe St.

Location of Sign: Facing Monroe St. between T. St. and J. St. on the west side of the property.

Remarks: Property of Petitioner.

Posted by: [Signature] Date of return: 3/14/86

Number of Signs: 1

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S Monroe St., 104.56' N of the c/l of Adams Ave.
(9711 Monroe St.)
8th Election District
Joseph H. Seipp - Petitioner
Case No. 86-379-A

TIME: 10:15 a.m.
DATE: Tuesday, April 1, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016151

DATE 3/23/86 ACCOUNT P-01-615-000
AMOUNT \$ 35.00

RECEIVED FROM: Ben Bronstein

FOR: [Signature] 86-379-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 237 - Case No. 86-378-A
Petitioner - Joseph H. Seipp
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

IN-TER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

Baltimore County
Zoning Commissioner
Case 86-379-A

H. Jablon
Chesapeake, Md.
April 1, 1986

I cannot attend the meeting to day. As an adjoining property owner I must protect case 86-379-A. It has been impossible to get a permit to build on 40' lot. I will not accept any reason or any one who will make an exception in this case.

The house that Mr. Seipp wants to build on his lot is not only crowded but degrades the value of my property and that of the entire block. As well as that in the neighborhood.

The house on the lot in question is not acceptable in the neighborhood. There should be no exception to Baltimore County code in this case.

Yours Truly
Eitel M. Schaefer

Patricia Egan Potter
April 7, 1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 31, 1985
Item # 237 JOSEPH H. SEIPP
Location: E/S OF MONROE ST. 104.56' N. OF E OF ADAMS AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Service.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 126-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 126-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Eugene A. Boer
Chief, Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 31, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, 238, & 241.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

PAL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph H. Serio

Location: ES Monroe Street, 104.56 N of centerline of Adams Avenue

Item No.: 237 Zoning Agenda: Meeting of 12/31/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Planning Group
Special Inspection Division

/mb

February 7, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 237 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph H. Seipp
Location: E side of Monroe Street, 104.56' North of c/l of Adams Avenue
District: 8th.

APPLICABLE CODES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-2 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction. A foundation permit, moving permit, and others shall be required.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 4107, Section 4108, and Table 402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

Note: 1. Comments: South wall shall be 1 hour fire rated construction with no openings. Since this structure is being moved the Code requirements may be costly unless the building is 3'-0" or more from the interior lot line.

2. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 312 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Sturges
Mr. C. E. Sturges, Chief
Building Plans Review

LJ/27/86

Case No. 86-378-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of February, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Joseph H. Seipp
Petitioner's Attorney Benjamin Bronstein, Esq.

Received by: *Jama E. Dyer*
Jama E. Dyer
Chairman, Zoning/Plans
Advisory Committee

Case No. 86-379-A
Item No. 237
Date: April 29, 1986
E/S of Monroe Street, 104.56'
N of the centerline of Adams Avenue
(9711 Monroe Street) - 8th Elec. Dist.
Joseph H. Seipp, Petitioner

- ☒ 1. Copy of Petition
☒ 2. Copy of Description of Property
☒ 3. Copy of Certificate of Posting (1 Sign)
☒ 4. Copy of Certificates of Publication
☒ 5. Copy of Zoning Advisory Committee Comments
☒ 6. Copy of Comments from the Director of Planning
☒ 7. Planning Board Comments and Accompanying Map
☒ 8. Copy of Order to Enter Appearance
☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
☒ 10. Copy of Plat of Property (Petitioner's Exhibit 1)
☒ 11. 200' Scale Location Plan
☒ 12. 1000' Scale Location Plan
☒ 13. Memorandum in Support of Petition
☒ 14. Letter(s) from Protestant(s)
☒ 15. Letter(s) from Petitioner(s)
☒ 16. Protestants' Exhibits 1 to 3 (All Photographs)
☒ 17. Petitioners' Exhibits 1 to 4a
☒ 18. Letter of Appeal

Mr. Joseph H. Seipp
4100 N. Charles Street
Baltimore, MD 21218

Petitioner

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Ave.
Towson, MD 21204

Attorney for Petitioner

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

Protestant

Phyllis C. Friedman, Esquire
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

People's Counsel
Request Notification
Request Notification
Request Notification
Request Notification
Request Notification



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

August 26, 1986

Mr. Raymond D. Storm
21 Gibbons Blvd.
Cockeysville, MD. 21030

Re: Case No. 86-379-A
Joseph H. Seipp

Dear Mr. Storm:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Mr. Joseph H. Seipp
Benjamin Bronstein, Esq.
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James E. Dyer

IN THE MATTER OF :
THE APPLICATION OF :
JOSEPH H. SEIPP :
FOR ZONING VARIANCE :
ON PROPERTY LOCATED ON :
THE EAST SIDE OF MONROE STREET, :
104.56 FT. NORTH OF THE CENTER :
LINE OF ADAMS AVENUE :
(9711 MONROE STREET) :
8th DISTRICT :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 86-379-A

ORDER OF DISMISSAL

Petition of Joseph H. Seipp for zoning variance on property located on the east side of Monroe Street, 104.56 ft. north of the center line of Adams Avenue (9711 Monroe Street), in the Eighth District of Baltimore County and

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed August 26, 1986 (a copy of which is attached hereto and made a part hereof) from the Protestant-Appellant in the above entitled matter, and

WHEREAS, the said Protestant-Appellant requests that the appeal filed on his behalf be dismissed and withdrawn as of August 26, 1986.

IT IS HEREBY ORDERED this 26th day of August, 1986, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LeRoy E. Spurrier
LeRoy E. Spurrier

Patricia Phipps
Patricia Phipps

Room 200
Mr. T. Hackett
Towson 21204
Old Town Court House

I would like to withdraw appeal case
86379A Storm vs. Dr. Joseph Seipp

9711 Monroe St
Towson Md
like to withdraw & dismiss this case

COUNTY BOARD OF APPEALS
REL AUG 26 A 10 40

DR D Storm
21 Hackett Blvd
Cockeysville md
21030

I did not like the run around that
I got in town when I was there to dismiss
this case you should look into some of
your stuff they are very rude.
(Mr Hackett) (Withdrew from case)
this is from your
file 86379



Baltimore County, Maryland

Date 5/1/86

To: Bettye

From: Barbara

- ☐ Please Note & File ☐ To be Signed
☐ For Your Information ☐ Please Comment
☐ Please Note & Return ☐ Please See Me
☐ Please Handle ☐ Investigate & Report
☐ Please answer, Sending me Copy of your letter
☐ Please Prepare reply for my Signature

Remarks: Please Docket

Please be advised that an appeal has been filed for the following:

Case No. 86-379-A
Petitioner: Joseph H. Seipp
Filed By: Raymond D. Storm, Protestant
Date filed: April 29, 1986
Fee: \$90.00

CPS-004

Recycled Paper

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

April 29, 1986

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
Joseph H. Seipp, Petitioner
Case No. 86-379-A

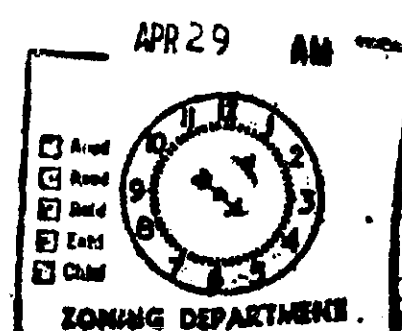
Dear Sir:

I wish to appeal the decision of the Deputy Zoning Commissioner in her Order of April 23, 1986 in Case No. 86-379-A.

Sincerely,

Raymond D. Storm

Raymond D. Storm



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016136

DATE 4/29/86 ACCOUNT H-01-515-000

AMOUNT \$ 90.00

RECEIVED FROM Raymond D. Storm

FOR Appeal fee for Case No. 86-379-A

B 3034*****899000 82947

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 1, 1986

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
E/S of Monroe St., 104.56'
N of the centerline of
Adams Ave. (9711 Monroe St.)
8th Election District
Joseph H. Seipp, Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

Please be advised that an appeal has been filed by Mr. Raymond D. Storm, a protestant, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:bg

cc: Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

People's Counsel

6/23/86 - Notified of appeal hearing scheduled for TUESDAY, AUGUST 26, 1986 at 10 a.m.

Benjamin Bronstein, Esquire
Mr. Joseph H. Seipp
Mr. Raymond D. Storm
Phyllis Cole Friedman

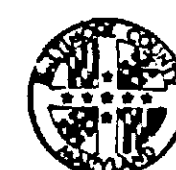
8/22/86 - Above notified of appeal hearing scheduled for WEDNESDAY, OCTOBER 1, 1986 at 10 a.m.

8/14/86 11:30

Some man came in today re: Jos. Seipp case, 86-379-A. I asked if he was the appellant, and he said yes. (did not give his name) He told me he wanted to cancel his appeal. I told him it must be in writing, and he got mad and said why do I have to do that, and I said it's the law, it must be in writing. He got mad and said "Well, nobody's going to show up", and walked out the door in a huff. Mr. Hackett said to wait a week, see if he does send in a dismissal, then set the case for 9:30 a.m. one day, and when no one shows up, dismiss it.

JH

Set for 10/1 at 9:30



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

August 22, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-379-A JOSEPH H. SEIPP
FOR VARIANCE FROM §1802.3.C.1 OF BC2R (SETBACK)
E/S MONROE ST. 104.56' N. OF C/L ADAMS AVENUE
8th DISTRICT
4/23/86 - DZC GRANTED, W/RESTRICTIONS

ASSIGNED FOR: WEDNESDAY, OCTOBER 1, 1986 at 9:30 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Joseph H. Seipp Petitioner
Raymond D. Storm Protestant-Appellant
Phyllis C. Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
June 23, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-379-A JOSEPH H. SEIPP
FOR VARIANCE FROM §1802.3.C.1 (SIDE YARD SETBACK)
E/S OF MONROE STREET 104.56'
N OF C/L OF ADAMS AVENUE
(9711 MONROE STREET
8th DISTRICT
4/23/86 - DZC GRANTED W/RESTRICTIONS

ASSIGNED FOR: TUESDAY, AUGUST 26, 1986 at 10 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Mr. Joseph H. Seipp Petitioner
Mr. Raymond D. Storm Protestant-Appellant
Phyllis Cole Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

July 8, 1986

Board of Appeals of Baltimore County
Room 200 Court House
Towson, MD 21204

RE: Case No. 86-379-A
Petition for Variance
E/S of Monroe St., 104.56'
N of the centerline of
Adams Ave. (9711 Monroe St.)
8th Election District
Joseph H. Seipp, Petitioner

Gentlemen:

Please be advised I represent the Petitioner in the above captioned matter. My client will be unavailable for the hearing presently scheduled in this matter on August 26, 1986. It is therefore respectfully requested that this matter be postponed and reset at a later date, after Labor day.

Thank you for your kind attention to this matter.

Very truly yours,

Benjamin Bronstein
Benjamin Bronstein

BB/jaa

CC: Joseph H. Seipp, D.D.S.

RECEIVED
COUNTY BOARD OF APPEALS
NO JUL -9 A 11 516



County Board of Appeals of Baltimore County

Room 209 Court House
Towson, Maryland 21204
(301) 494-3180

July 25, 1986

NOTICE OF POSTPONEMENT

CASE NO. 86-379-A

JOSEPH H. SEIPP

FOR VARIANCE FROM Sec.1802.3.C.1
(SIDE YARD SETBACK)

E/S OF MONROE ST. 104.56' N OF
C/L OF ADAMS AVE.
(9711 MONROE ST.)

8th DISTRICT

4/23/86 - D.Z.C. GRANTED w/restrictions

The above case scheduled for hearing on Tuesday, August 26, 1986, at 10 a.m.
has been POSTPONED by the Board at the request of counsel for Petitioner.

cc: Joseph H. Seipp

Petitioner

Benjamin Bronstein, Esq.

Counsel for Petitioner

Raymond D. Storm

Protestant

Phyllis C. Friedman

People's Counsel

Norman E. Gerber

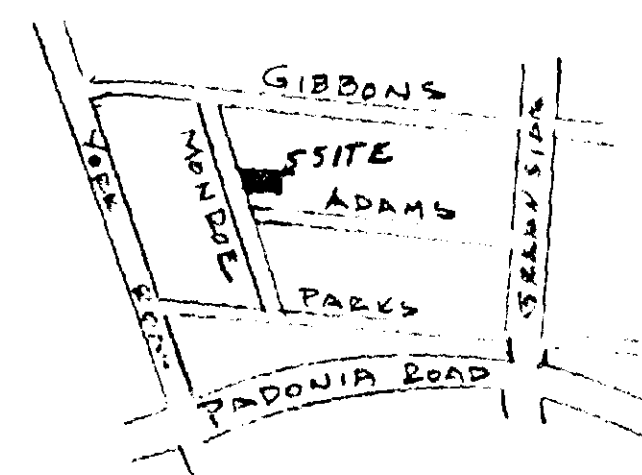
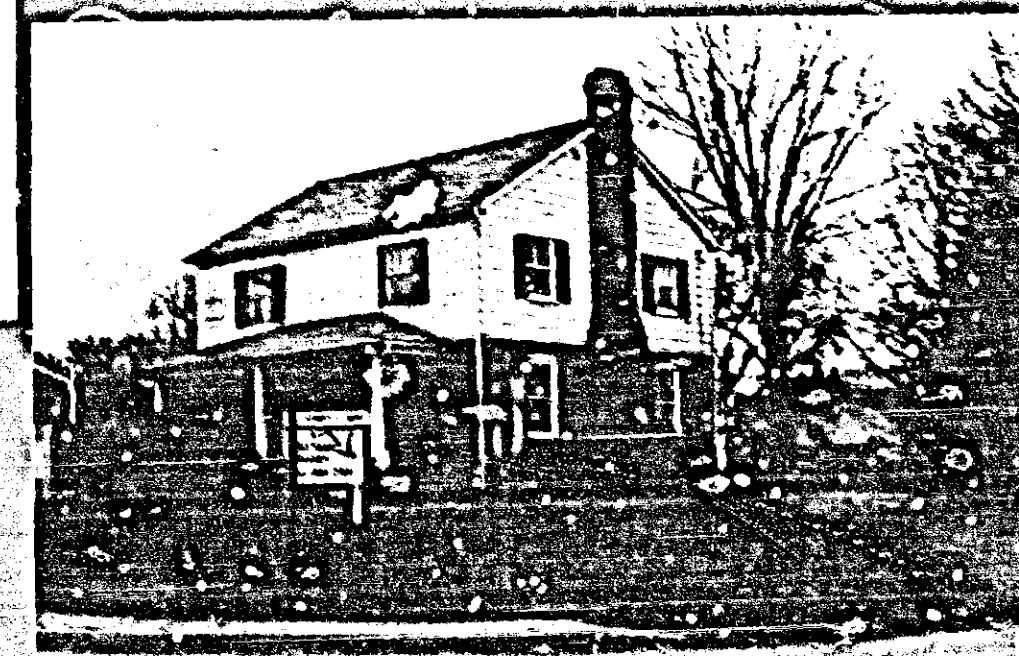
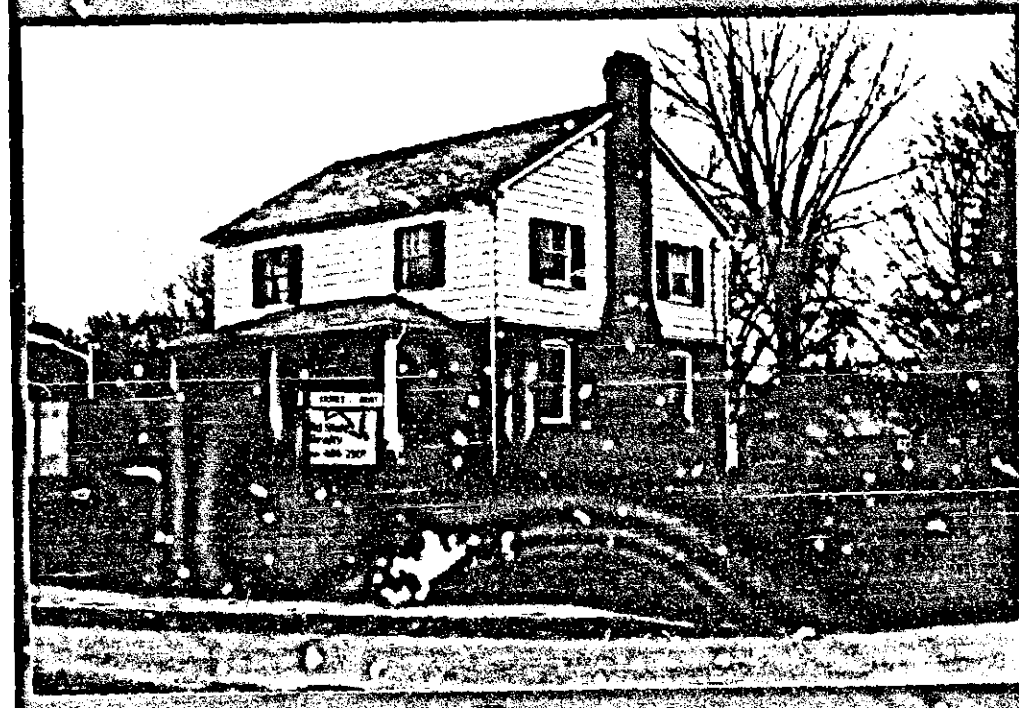
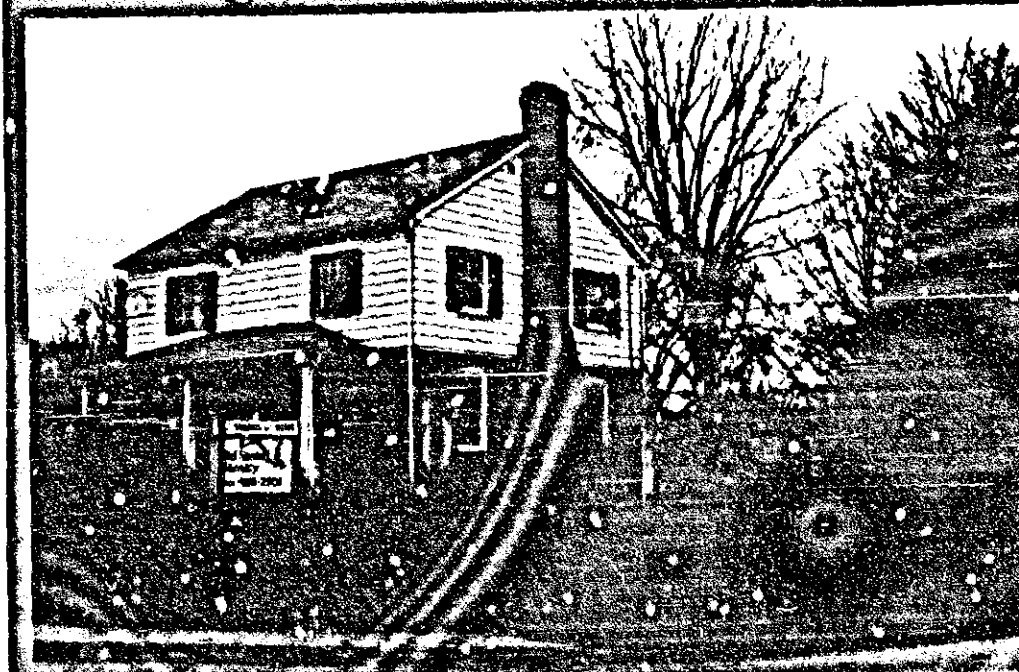
James Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

June Holmen, Secretary



EXISTING ZONING
PETITION FOR ZONING VARIANCE
LOT NOS 7 AND 8
BLOCK DD
PLAT NO. 2

TIMONIZUM HEIGHTS
PLAT BOOK NO 7 FOLIO 15
8th DISTRICT BALTO CITY

OWNER: JOSEPH H. SEIPP
4100 N CHARLES STREET
BALTIMORE MARYLAND
DEED REF EKKIE 6325-622 9-1-1981
NET AREA LOT 7+8 = 6785
PREVIOUS OWNER IN TITLE
SINCE 1-14-1976 AND DID
NOT OWN ANY ADJOINING LOTS

ZONED RO AND DR 3.5
REQUESTED SIDEYARD AND REAR YARD VARIANCES AS SHOWN

NOTE: PROPOSED DWELLING TO BE MOVED
TO THIS SITE FROM EXISTING LOCATION
ON YORK ROAD

237
2-24-86 REVISED PLANS

ITEM 237

GIBBONS BOULEVARD

BLOCK DD

EXISTING DWELLING

PROPOSED 2 STORY DWELLING
BLOCK FRAME

EXISTING DWELLING

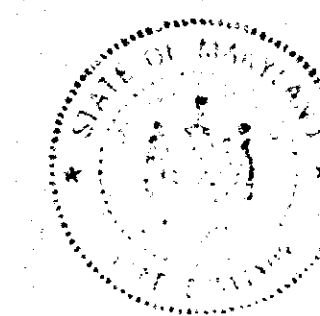
FRONT

ADAMS AVENUE

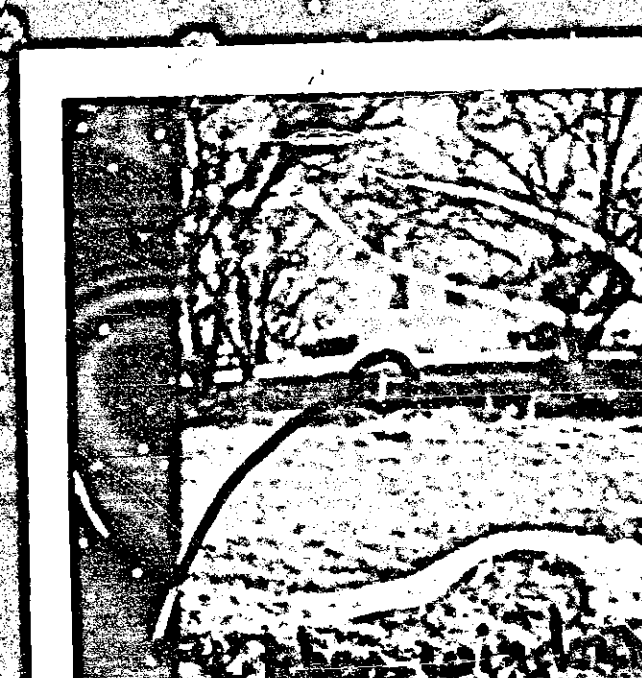
PETITIONER'S
EXHIBIT 1

REvised JAN. 30, 1986 - 2nd DUE LINE
REvised JAN. 24, 1986
REvised JAN. 10 1986
DECEMBER 9, 1985

SCALE 1" = 20'
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON MD



Photograph 3



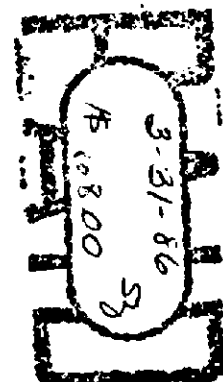
Property Line



where house will sit

MAP NW-15P
3D
E.D. 8
DATE 1-9-87
200 ✓
1000 ✓
DF

1624
V-369-78



86-379-A
4-23-7

Joseph H. Seipp
E/S Monroe St., 104.56' N of the
(9711 Monroe St.) 8th Elec. Dist.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
E/S of Monroe Street, 104.56'
N of the centerline of Adams
Avenue (9711 Monroe Street) -
8th Election District
Joseph H. Seipp, Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bv

Attachments

cc: People's Counsel

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, Maryland 21030

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3A.1 1802.3.C.1 to permit sideyard setback of 6 feet instead of the required 10 feet and a sum of 12 feet instead of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of lot does not permit relocation of dwelling on lot
2. And such other hardships or practical difficulties as may be raised at time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Towson, MD 21204

Attorney's Telephone No.: 828-4442

Legal Owner(s):

Joseph H. Seipp

(Type or Print Name)

Signature

Address

City and State

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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
E/S Monroe St., 104.56' N of the c/l of Adams Ave.
(9711 Monroe St.)
8th Election District
Joseph H. Seipp - Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

This is to advise you that \$69.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018554

DATE 3/23/86 ACCOUNT P-01-615-000
SIGN & POST TO BE RETURNED 4/1/86 TO ZONING OFFICE

AMOUNT \$ 69.00

RECEIVED FROM: Joseph H. Seipp

FOR: Advertising & Posting re Case 86-379-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: East Side of Monroe Street, 104.56' N of the c/l of Adams Avenue (9711 Monroe St.)

DATE AND TIME: Tuesday, April 1, 1986, 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing on the above-captioned petition for zoning variances to amend a side yard setback of 8 feet to 10 feet on the lot of the subject property of Joseph H. Seipp, as shown on plat plan filed with the Zoning Office.

In the event that this Petitioner is granted, a building permit may be issued within the 30-day period of the hearing. The Zoning Commissioner will, however, maintain any request for a hearing of the hearing and permit during this period for good cause to be shown in writing by the date of the hearing as shown on made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 13

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

24.75

86-379-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

TOWSON TIMES,

18 Kenton
Publisher

38.25

86-379-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 874 Date of Posting: 3/14/86

Posted for: Variance

Petitioner: Joseph H. Seipp

Location of property: E/S Monroe St., 104.56' N of Adams Ave.
9711 Monroe St.

Location of Sign: Facing Monroe St. between T. St. and J. St.
Property of Petitioner

Remarks:

Posted by: *[Signature]* Date of return: 3/14/86

Number of Signs: 1

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S Monroe St., 104.56' N of the c/l of Adams Ave.
(9711 Monroe St.)
8th Election District
Joseph H. Seipp - Petitioner
Case No. 86-379-A

TIME: 10:15 a.m.

DATE: Tuesday, April 1, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016151

DATE 3/12/86 ACCOUNT P-01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: Ben Bronstein

FOR: *[Signature]* 86-379-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 237 - Case No. 86-378-A
Petitioner - Joseph H. Seipp
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

IN-TER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: March 10, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

Baltimore County
Zoning Commissioner
Case 86-379-A

H. Jablon
Chesapeake, Md.
April 1, 1986

I cannot attend the meeting to day. As an adjoining property owner I must protect case 86-379-A. It has been impossible to get a permit to build on 40' lot. I will not accept any reason or any one who will make an exception in this case.

The house that Mr. Seipp wants to build on his lot is not only crowded but degrades the value of my property and that of the entire block. As well as that in the neighborhood.

The house on the lot in question is not acceptable in the neighborhood. There should be no exception to Baltimore County code in this case.

Yours Truly
Eitel M. Schaefer

Patricia Egan Potter
April 7, 1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNCIL MAINLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 31, 1985
Item # 237 JOSEPH H. SEIPP
Property Owner: E/S OF MONROE ST. 104.56' N. OF E OF ADAMS AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Service.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 126-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 126-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Eugene A. Boer
Chief, Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 31, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, 238, & 241.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

PAL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph H. Serio

Location: ES Monroe Street, 104.56 N of centerline of Adams Avenue

Item No.: 237 Zoning Agenda: Meeting of 12/31/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Planning Group
Special Inspection Division

/mb

February 7, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 237 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph H. Seipp
Location: E side of Monroe Street, 104.56' North of c/l of Adams Avenue
District: 8th.

APPLICABLE RULES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-2 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction. A foundation permit, moving permit, and others shall be required.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 4107, Section 4108.2 and Table 402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

Note: 1. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

2. Comments: South wall shall be 1 hour fire rated construction with no openings. Since this structure is being moved the Code requirements may be costly unless the building is 3'-0" or more from the interior lot line.

3. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 312 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Johnson
Mr. C. E. Johnson, Chief
Building Plans Serv.

L/27/86

Case No. 86-378-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of February, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Joseph H. Seipp
Petitioner's Attorney Benjamin Bronstein, Esq.

Received by: *Jama E. Dyer*
Jama E. Dyer
Chairman, Zoning/Plans
Advisory Committee

Case No. 86-379-A E/S of Monroe Street, 104.56'
Item No. 237 N of the centerline of Adams Avenue
Date: April 29, 1986 (9711 Monroe Street) - 8th Elec. Dist.
Joseph H. Seipp, Petitioner

- ☒ 1. Copy of Petition
☒ 2. Copy of Description of Property
☒ 3. Copy of Certificate of Posting (1 Sign)
☒ 4. Copy of Certificates of Publication
☒ 5. Copy of Zoning Advisory Committee Comments
☒ 6. Copy of Comments from the Director of Planning
☐ 7. Planning Board Comments and Accompanying Map
☒ 8. Copy of Order to Enter Appearance
☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
☒ 10. Copy of Plat of Property (Petitioner's Exhibit 1)
☐ 11. 200' Scale Location Plan
☐ 12. 1000' Scale Location Plan
☐ 13. Memorandum in Support of Petition
☒ 14. Letter(s) from Protestant(s)
☐ 15. Letter(s) from Petitioner(s)
☒ 16. Protestants' Exhibits 1 to 3 (All Photographs)
☒ 17. Petitioners' Exhibits 1 to 4a
☒ 18. Letter of Appeal

Mr. Joseph H. Seipp
4100 N. Charles Street
Baltimore, MD 21218

Petitioner

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Ave.
Towson, MD 21204

Attorney for Petitioner

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

Protestant

Phyllis C. Friedman, Esquire
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

People's Counsel
Request Notification
Request Notification
Request Notification
Request Notification
Request Notification



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204

(301) 494-3180

August 26, 1986

Mr. Raymond D. Storm
21 Gibbons Blvd.
Cockeysville, MD. 21030

Re: Case No. 86-379-A
Joseph H. Seipp

Dear Mr. Storm:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Mr. Joseph H. Seipp
Benjamin Bronstein, Esq.
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James E. Dyer

IN THE MATTER OF :
THE APPLICATION OF :
JOSEPH H. SEIPP :
FOR ZONING VARIANCE :
ON PROPERTY LOCATED ON :
THE EAST SIDE OF MONROE STREET, :
104.56 FT. NORTH OF THE CENTER :
LINE OF ADAMS AVENUE :
(9711 MONROE STREET) :
8th DISTRICT :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 86-379-A

ORDER OF DISMISSAL

Petition of Joseph H. Seipp for zoning variance on property located on the east side of Monroe Street, 104.56 ft. north of the center line of Adams Avenue (9711 Monroe Street), in the Eighth District of Baltimore County and

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed August 26, 1986 (a copy of which is attached hereto and made a part hereof) from the Protestant-Appellant in the above entitled matter, and

WHEREAS, the said Protestant-Appellant requests that the appeal filed on his behalf be dismissed and withdrawn as of August 26, 1986.

IT IS HEREBY ORDERED this 26th day of August, 1986, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LeRoy E. Spurrier
LeRoy E. Spurrier

Patricia Phipps
Patricia Phipps

Room 200
Mr. T. Hackett
Towson 21204
Old Town Court House

I would like to withdraw appeal case
86379A Storm vs. Dr. Joseph Seipp

9711 Monroe St
Towson Md

like to withdraw & dismiss this case

DR D Storm
21 Hackett Blvd
Cockeysville Md
21030

I did not like the run around that
I got in town when I was there to dismiss
this case you should look into some of
your stuff they are very rude.
(Mr Hackett) (Withdrew from case)
this is from your
file 86379



Baltimore County, Maryland

Date 5/1/86

To: Bettye

From: Barbara

- ☐ Please Note & File
☐ For Your Information
☐ Please Note & Return
☐ Please Handle
☐ Please answer, Sending me Copy of your letter
☐ Please Prepare reply for my Signature
- ☐ To be Signed
☐ Please Comment
☐ Please See Me
☐ Investigate & Report

Remarks: Please Docket

Please be advised that an appeal has been filed for the following:

Case No. 86-379-A
Petitioner: Joseph H. Seipp
Filed By: Raymond D. Storm, Protestant
Date filed: April 29, 1986
Fee: \$90.00

CPS-004

Recycled Paper

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

April 29, 1986

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
Joseph H. Seipp, Petitioner
Case No. 86-379-A

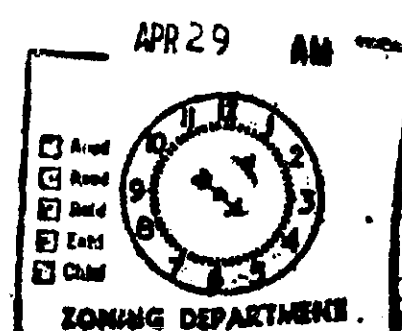
Dear Sir:

I wish to appeal the decision of the Deputy Zoning Commissioner in her Order of April 23, 1986 in Case No. 86-379-A.

Sincerely,

Raymond D. Storm

Raymond D. Storm



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016136

DATE 4/29/86 ACCOUNT H-01-515-000

AMOUNT \$ 90.00

RECEIVED FROM Raymond D. Storm

FOR Appeal fee for Case No. 86-379-A

B 3034*****8990000 82947

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 1, 1986

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
E/S of Monroe St., 104.56'
N of the centerline of
Adams Ave. (9711 Monroe St.)
8th Election District
Joseph H. Seipp, Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

Please be advised that an appeal has been filed by Mr. Raymond D. Storm, a protestant, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:bg

cc: Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

People's Counsel

6/23/86 - Notified of appeal hearing scheduled for TUESDAY, AUGUST 26, 1986 at 10 a.m.

Benjamin Bronstein, Esquire
Mr. Joseph H. Seipp
Mr. Raymond D. Storm
Phyllis Cole Friedman

8/22/86 - Above notified of appeal hearing scheduled for WEDNESDAY, OCTOBER 1, 1986 at 10 a.m.

8/14/86 11:30

Some man came in today re: Jos. Seipp case, 86-379-A. I asked if he was the appellant, and he said yes. (did not give his name) He told me he wanted to cancel his appeal. I told him it must be in writing, and he got mad and said why do I have to do that, and I said it's the law, it must be in writing. He got mad and said "Well, nobody's going to show up", and walked out the door in a huff. Mr. Hackett said to wait a week, see if he does send in a dismissal, then set the case for 9:30 a.m. one day, and when no one shows up, dismiss it.

JH

Set for 10/1 at 9:30



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

August 22, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-379-A JOSEPH H. SEIPP
FOR VARIANCE FROM §1802.3.C.1 OF BC2R (SETBACK)
E/S MONROE ST. 104.56' N. OF C/L ADAMS AVENUE
8th DISTRICT
4/23/86 - DZC GRANTED, W/RESTRICTIONS

ASSIGNED FOR: WEDNESDAY, OCTOBER 1, 1986 at 9:30 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Joseph H. Seipp Petitioner
Raymond D. Storm Protestant-Appellant
Phyllis C. Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
June 23, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-379-A JOSEPH H. SEIPP
FOR VARIANCE FROM §1802.3.C.1 (SIDE YARD SETBACK)
E/S OF MONROE STREET 104.56'
N OF C/L OF ADAMS AVENUE
(9711 MONROE STREET
8th DISTRICT
4/23/86 - DZC GRANTED W/RESTRICTIONS

ASSIGNED FOR: TUESDAY, AUGUST 26, 1986 at 10 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Mr. Joseph H. Seipp Petitioner
Mr. Raymond D. Storm Protestant-Appellant
Phyllis Cole Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

July 8, 1986

Board of Appeals of Baltimore County
Room 200 Court House
Towson, MD 21204

RE: Case No. 86-379-A
Petition for Variance
E/S of Monroe St., 104.56'
N of the centerline of
Adams Ave. (9711 Monroe St.)
8th Election District
Joseph H. Seipp, Petitioner

Gentlemen:

Please be advised I represent the Petitioner in the above captioned matter. My client will be unavailable for the hearing presently scheduled in this matter on August 26, 1986. It is therefore respectfully requested that this matter be postponed and reset at a later date, after Labor day.

Thank you for your kind attention to this matter.

Very truly yours,

Benjamin Bronstein
Benjamin Bronstein

BB/jaa

CC: Joseph H. Seipp, D.D.S.

RECEIVED
COUNTY BOARD OF APPEALS
NO JUL -9 A 11 516



County Board of Appeals of Baltimore County

Room 209 Court House
Towson, Maryland 21204
(301) 494-3180

July 25, 1986

NOTICE OF POSTPONEMENT

CASE NO. 86-379-A

JOSEPH H. SEIPP

FOR VARIANCE FROM Sec.1802.3.C.1
(SIDE YARD SETBACK)

E/S OF MONROE ST. 104.56' N OF
C/L OF ADAMS AVE.
(9711 MONROE ST.)

8th DISTRICT

4/23/86 - D.Z.C. GRANTED w/restrictions

The above case scheduled for hearing on Tuesday, August 26, 1986, at 10 a.m.
has been POSTPONED by the Board at the request of counsel for Petitioner.

cc: Joseph H. Seipp

Petitioner

Benjamin Bronstein, Esq.

Counsel for Petitioner

Raymond D. Storm

Protestant

Phyllis C. Friedman

People's Counsel

Norman E. Gerber

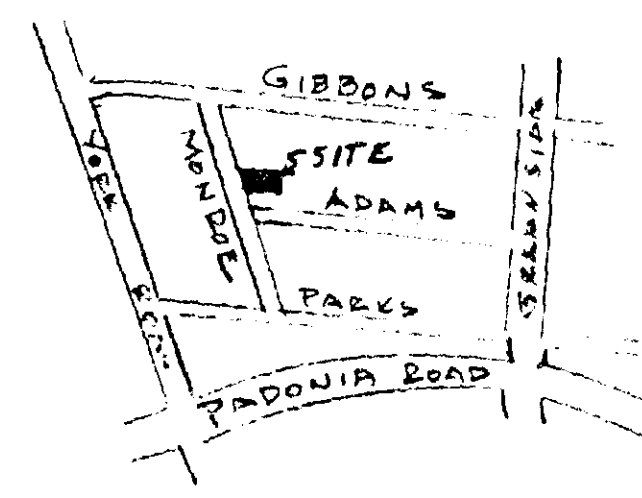
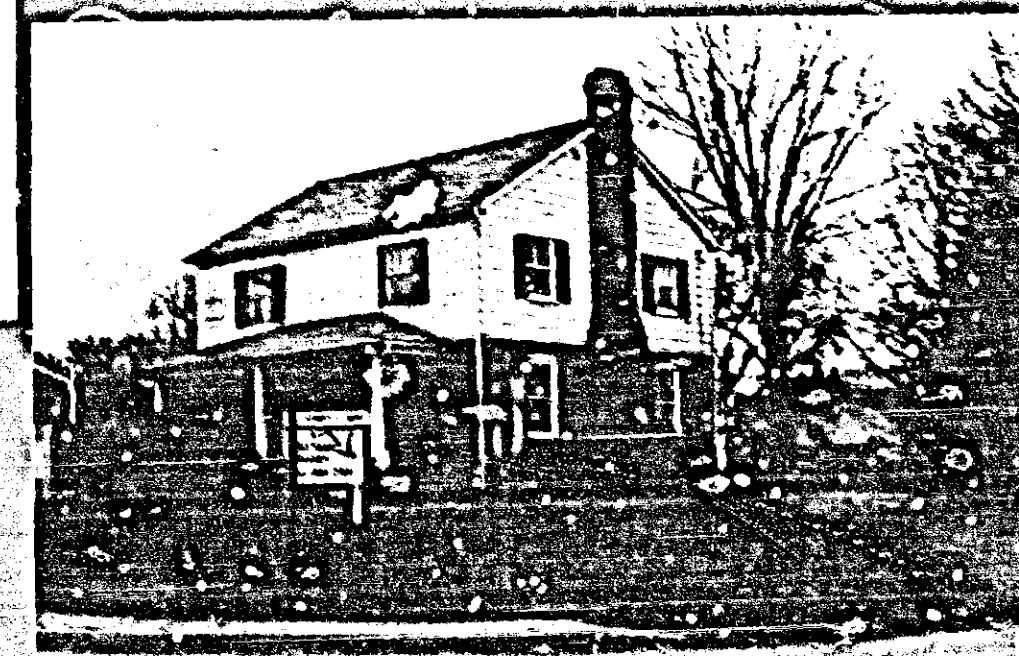
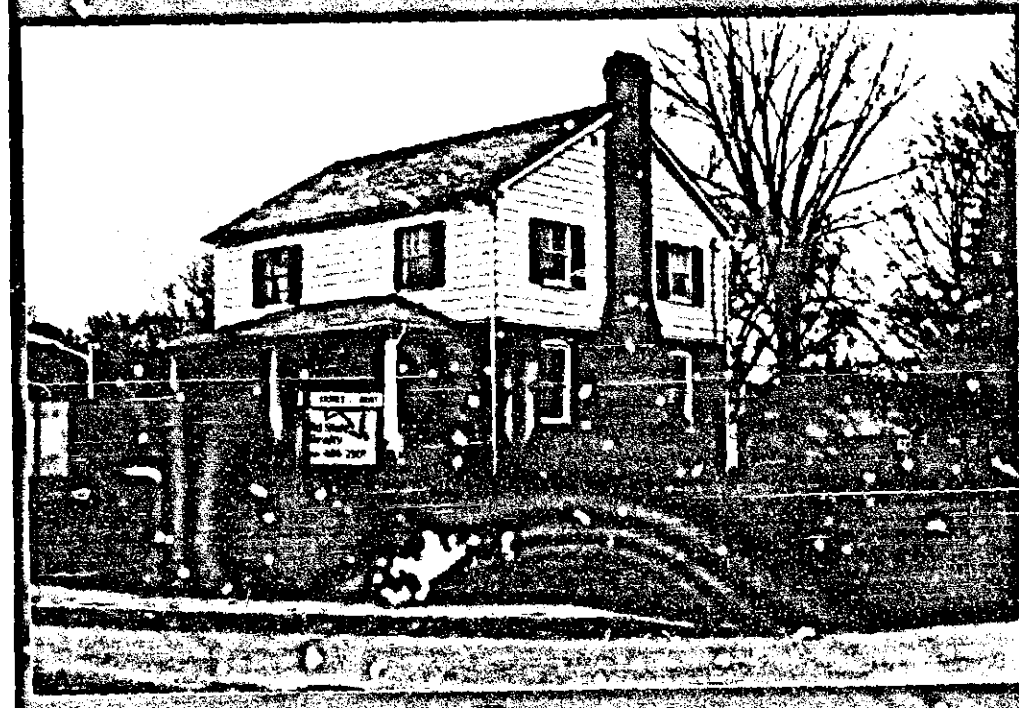
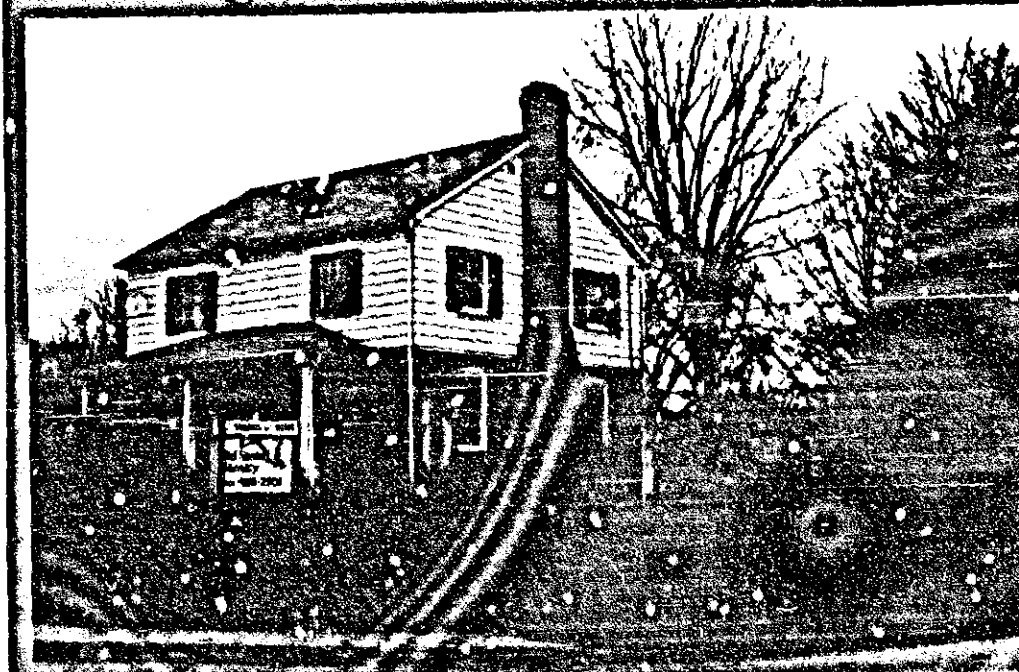
James Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

June Holmen, Secretary



EXISTING ZONING
PETITION FOR ZONING VARIANCE
LOT NOS 7 AND 8
BLOCK DD
PLAT NO. 2

TIMONIZUM HEIGHTS
PLAT BOOK NO 7 FOLIO 15
8TH DISTRICT BALTO CITY

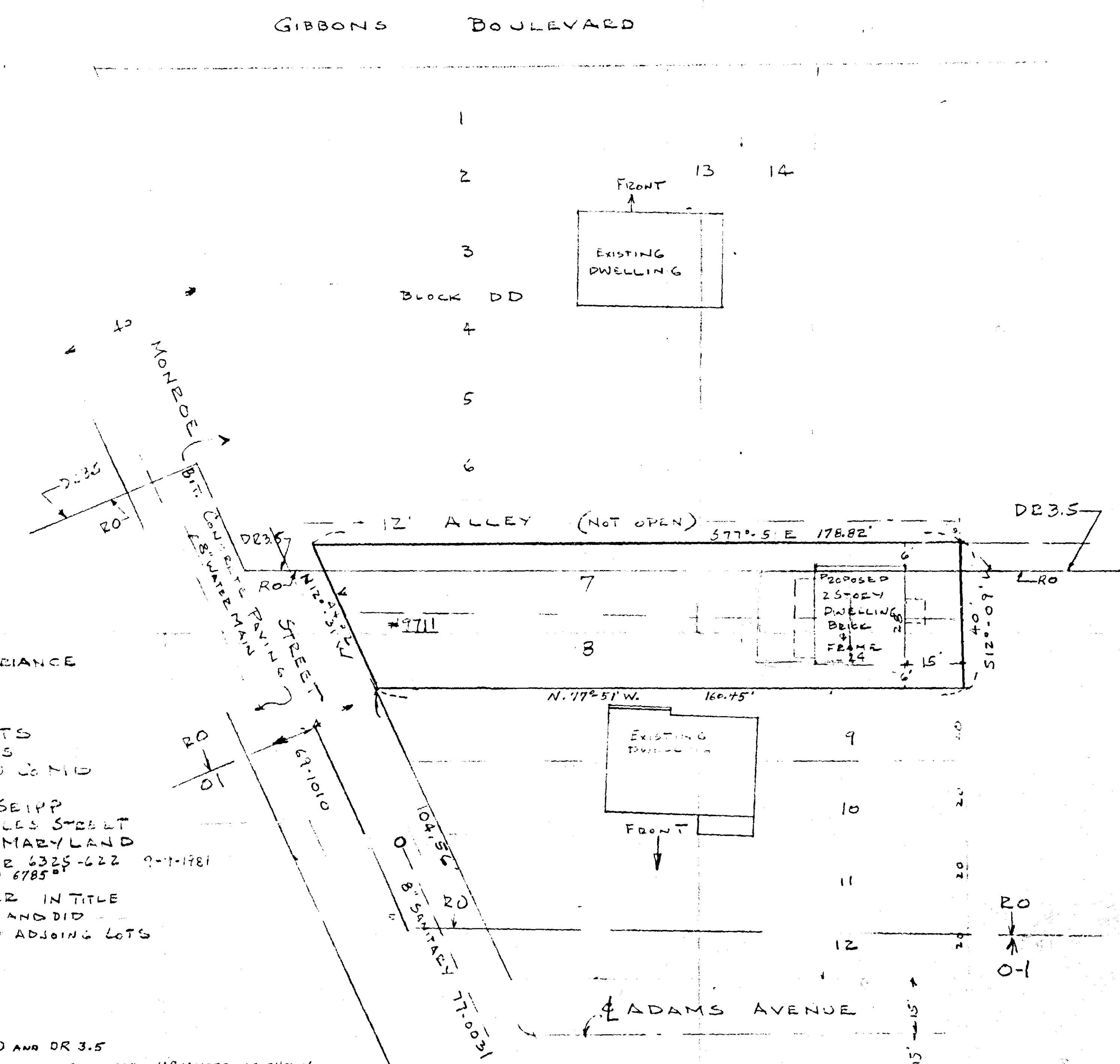
OWNER: JOSEPH H. SEIPP
4100 N CHARLES STREET
BALTIMORE MARYLAND
DEED REF EKKIE 6325-622 9-1-1981
NET AREA LOT 7+8 = 6785
PREVIOUS OWNER IN TITLE
SINCE 1-14-1976 AND DID
NOT OWN ANY ADJOINING LOTS

ZONED RO AND DR 3.5
REQUESTED SIDEYARD AND REAR YARD VARIANCES AS SHOWN

NOTE: PROPOSED DWELLING TO BE MOVED
TO THIS SITE FROM EXISTING LOCATION
ON YORK ROAD

237
2-24-86 REVISED PLANS

ITEM 237



PETITIONER'S
EXHIBIT 1

REvised JAN. 30, 1986 - 2nd REVISED
REvised JAN. 24, 1986
REvised JAN. 10 1986
DECEMBER 9, 1985
SCALE 1" = 20'
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON MD

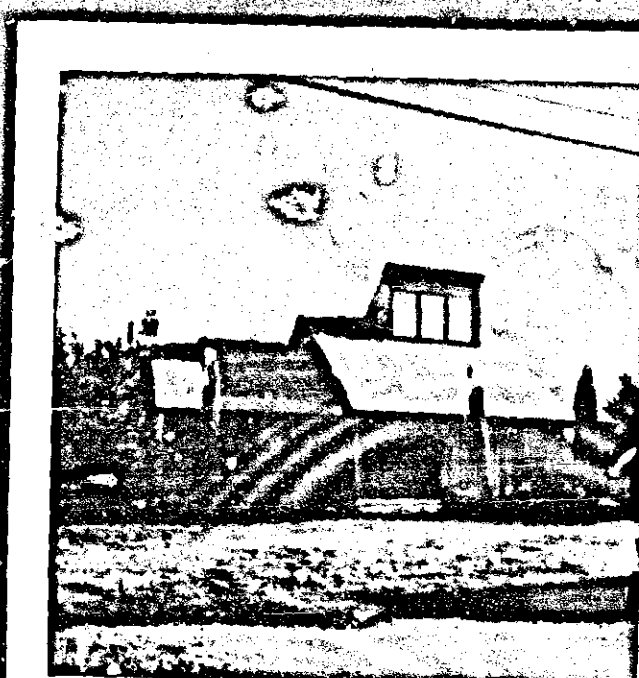
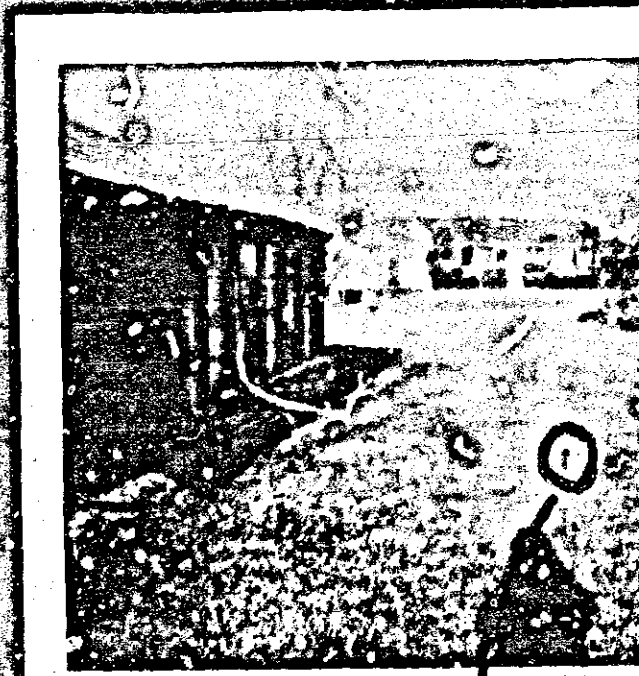


Photo 3



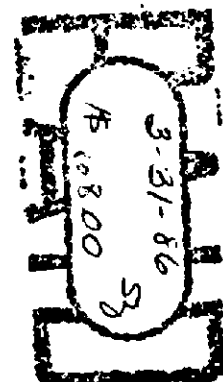
Property Line



where house will sit

MAP NW-15P
3D
E.D. 8
DATE 1-9-87
200 ✓
1000 ✓
DF

1624
V-369-78



86-379-A
4-23-7

Joseph H. Seipp
E/S Monroe St., 104.56' N of the
(9711 Monroe St.) 8th Elec. Dist.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
E/S of Monroe Street, 104.56'
N of the centerline of Adams
Avenue (9711 Monroe Street) -
8th Election District
Joseph H. Seipp, Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bv

Attachments

cc: People's Counsel

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, Maryland 21030

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3A.1 1802.3.C.1 to permit sideyard setback of 6 feet instead of the required 10 feet and a sum of 12 feet instead of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of lot does not permit relocation of dwelling on lot
2. And such other hardships or practical difficulties as may be raised at time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Benjamin Bronstein

(Type or Print Name)

Signature

Suite 200, 102 W. Pennsylvania Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 828-4442

Legal Owner(s):

Joseph H. Seipp

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4100 N. Charles Street 235-8650

Baltimore, MD 21218 Phone No.

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Carl Gerhold, Gerhold, Cross & Etzel

Name

412 Delaware Avenue, Towson, MD 21204

Address

Phone No. 823-4470

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day

of February, 1986, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 1st day of April, 1986, at 10:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR VARIANCE
E/S of Monroe Street, 104.56'
N of the centerline of Adams
Avenue (9711 Monroe Street) -
8th Election District
Joseph H. Seipp,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-379-A

The Petitioner herein requests variances to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet.

Testimony by and on behalf of the Petitioner indicated that he purchased the subject lot 8 to 10 years ago when the entire lot was zoned D.R.3.5. Since then, all except a strip about 7 feet wide along the northern property line has been rezoned R.O. He also owns office buildings at 9708 Monroe Street and the corner of Parks and Monroe. He practices dentistry in the latter two days a week and is the owner/manager of both.

The Petitioner proposes to purchase a two-story brick and siding dwelling now located at York and Parks and to place it on the subject lot. Part of the building will extend into the D.R.3.5 portion of the site. The Petitioner proposed placing the dwelling 15 feet from the rear property line because the dwelling on the south is only 4 feet from the property line. He will rent the building for single-family dwelling use and will manage it himself. He will provide parking along the northern property line, adjacent to a county-owned paper alley.

The owner as well as the resident (his daughter) of the adjacent house to the south spoke in protest. They are of the opinion that a 28-foot wide house is large for the site, that the granting of the variance will have a detrimental effect on the value of their property, that their privacy will be adversely affected and that the Petitioner will convert the building to offices.

PETITION FOR ZONING VARIANCES

8th Election District

LOCATION: East Side of Monroe Street, 104.56 feet North of the Centerline of Adams Avenue (9711 Monroe Street)

DATE AND TIME: Tuesday, April 1, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet

Being the property of Joseph H. Seipp, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

A review of the file by the Deputy Zoning Commissioner revealed that, while all revisions of the plan submitted indicated that a rear yard variance was to be requested, in fact, the petitioner had subsequent advertising and posting did not request a variance to the required 30-foot rear yard setback. Although a review of the evidence and testimony presented convinces the Deputy Zoning Commissioner that a 15-foot rear setback would be preferable, it is not in her power to permit such a setback.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1986, that the herein Petition for Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yards of 12 feet in lieu of the required 25 feet, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The rear wall of the dwelling shall be no less than 30 feet from the rear property line.
2. No impervious surface, other than two parking places and a driveway, both along the northern property line, shall be installed.

The dwelling shall be so placed that part of it is located on the D.R. portion of the site, as indicated on the plan prepared by Gerhold, Cross & Etzel, revised January 30, 1986 and marked Petitioner's Exhibit 1.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S Monroe St., 104.56' :
N of the C/L of Adams Ave. : OF BALTIMORE COUNTY
(9711 Monroe St.) :
8th District :
JOSEPH H. SEIPP, Petitioner : Case No. 86-379-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1986

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
E/S Monroe St., 104.56' N of the c/l of Adams Ave.
(9711 Monroe St.)
8th Election District
Joseph H. Seipp - Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

This is to advise you that \$69.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018554

DATE 3/23/86 ACCOUNT P-01-615-000
SIGN & POST TO BE RETURNED 4/1/86 TO ZONING OFFICE

AMOUNT \$ 69.00

RECEIVED FROM: Joseph H. Seipp

FOR: Advertising & Posting re Case 86-379-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: East Side of Monroe Street, 104.56' N of the c/l of Adams Avenue (9711 Monroe St.)

DATE AND TIME: Tuesday, April 1, 1986, 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Use Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for zoning variances to amend a side yard setback of 8 feet to 10 feet on the lot of the subject property of Joseph H. Seipp, as shown on plat plan filed with the Zoning Office.

In the event that this Petitioner is granted, a building permit may be issued within the 30-day period of the hearing. The Zoning Commissioner will, however, maintain any request for a hearing of the subject property during this period for good cause shown in writing by the date of the hearing as shown on made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 13

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

24.75

86-379-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

TOWSON TIMES,

18 Kenton
Publisher

38.25

86-379-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 874 Date of Posting: 3/14/86

Posted for: Variance

Petitioner: Joseph H. Seipp

Location of property: E/S Monroe St., 104.56' N of Adams Ave.
9711 Monroe St.

Location of Sign: Facing Monroe St. between T. St. and J. St. on the west side of the property.

Remarks:

Posted by: *[Signature]* Date of return: 3/14/86

Number of Signs: 1

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S Monroe St., 104.56' N of the c/l of Adams Ave.
(9711 Monroe St.)
8th Election District
Joseph H. Seipp - Petitioner
Case No. 86-379-A

TIME: 10:15 a.m.

DATE: Tuesday, April 1, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016151

DATE 3/23/86 ACCOUNT P-01-615-000
AMOUNT \$ 35.00

RECEIVED FROM: Ben Bronstein

FOR: *[Signature]* 86-379-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 237 - Case No. 86-378-A
Petitioner - Joseph H. Seipp
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

IN-TER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: March 10, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

Baltimore County
Zoning Commissioner
Case 86-379-A

H. Jablon
Chesapeake, Md.
April 1, 1986

I cannot attend the meeting to day. As an adjoining property owner I must protect case 86-379-A. It has been impossible to get a permit to build on 40' lot. I will not accept any reason or any one who will make an exception in this case.

The house that Mr. Seipp wants to build on his lot is not only crowded but degrades the value of my property and that of the entire neighborhood. As well as that in the neighborhood.

The house on the land in question is not acceptable in the neighborhood. There should be no exception to Baltimore County code in this case.

Yours Truly
Eitel M. Dwyer

Patricia Egan Potter
April 7, 1986

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of DECEMBER 31, 1985
Item # 237 JOSEPH H. SEIPP
Location: E/S OF MONROE ST. 104.56' N. OF E OF ADAMS AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Service.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 126-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 126-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Eugene A. Boer
Chief, Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 31, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, 238, & 241.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

PAL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph H. Serio

Location: ES Monroe Street, 104.56 N of centerline of Adams Avenue

Item No.: 237 Zoning Agenda: Meeting of 12/31/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Planning Group
Special Inspection Division

/mb

February 7, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 237 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph H. Seipp
Location: E side of Monroe Street, 104.56' North of c/l of Adams Avenue
District: 8th.

APPLICABLE RULES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-2 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction. A foundation permit, moving permit, and others shall be required.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 4107, Section 4108, and Table 402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

Note: 1. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

2. Comments: South wall shall be 1 hour fire rated construction with no openings. Since this structure is being moved the Code requirements may be costly unless the building is 3'-0" or more from the interior lot line.

3. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 312 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Sturges
Mr. C. E. Sturges, Chief
Building Plans Serv.

LJ/2/86

Case No. 86-378-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of February, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Joseph H. Seipp
Petitioner's Attorney Benjamin Bronstein, Esq.

Received by: *Jama E. Dyer*
Jama E. Dyer
Chairman, Zoning/Plans
Advisory Committee

Case No. 86-379-A E/S of Monroe Street, 104.56'
Item No. 237 N of the centerline of Adams Avenue
Date: April 29, 1986 (9711 Monroe Street) - 8th Elec. Dist.
Joseph H. Seipp, Petitioner

- ☒ 1. Copy of Petition
☒ 2. Copy of Description of Property
☒ 3. Copy of Certificate of Posting (1 Sign)
☒ 4. Copy of Certificates of Publication
☒ 5. Copy of Zoning Advisory Committee Comments
☒ 6. Copy of Comments from the Director of Planning
☒ 7. Planning Board Comments and Accompanying Map
☒ 8. Copy of Order to Enter Appearance
☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
☒ 10. Copy of Plat of Property (Petitioner's Exhibit 1)
☐ 11. 200' Scale Location Plan
☐ 12. 1000' Scale Location Plan
☐ 13. Memorandum in Support of Petition
☒ 14. Letter(s) from Protestant(s)
☐ 15. Letter(s) from Petitioner(s)
☒ 16. Protestants' Exhibits 1 to 3 (All Photographs)
☒ 17. Petitioners' Exhibits 1 to 4a
☒ 18. Letter of Appeal

Mr. Joseph H. Seipp
4100 N. Charles Street
Baltimore, MD 21218

Petitioner

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Ave.
Towson, MD 21204

Attorney for Petitioner

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

Protestant

Phyllis C. Friedman, Esquire
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

People's Counsel
Request Notification
Request Notification
Request Notification
Request Notification
Request Notification



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204

(301) 494-3180

August 26, 1986

Mr. Raymond D. Storm
21 Gibbons Blvd.
Cockeysville, MD. 21030

Re: Case No. 86-379-A
Joseph H. Seipp

Dear Mr. Storm:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Mr. Joseph H. Seipp
Benjamin Bronstein, Esq.
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James E. Dyer

IN THE MATTER OF :
THE APPLICATION OF :
JOSEPH H. SEIPP :
FOR ZONING VARIANCE :
ON PROPERTY LOCATED ON :
THE EAST SIDE OF MONROE STREET, :
104.56 FT. NORTH OF THE CENTER :
LINE OF ADAMS AVENUE :
(9711 MONROE STREET) :
8th DISTRICT :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 86-379-A

ORDER OF DISMISSAL

Petition of Joseph H. Seipp for zoning variance on property located on the east side of Monroe Street, 104.56 ft. north of the center line of Adams Avenue (9711 Monroe Street), in the Eighth District of Baltimore County and

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed August 26, 1986 (a copy of which is attached hereto and made a part hereof) from the Protestant-Appellant in the above entitled matter, and

WHEREAS, the said Protestant-Appellant requests that the appeal filed on his behalf be dismissed and withdrawn as of August 26, 1986.

IT IS HEREBY ORDERED this 26th day of August, 1986, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LeRoy E. Spurrier
LeRoy E. Spurrier

Patricia Phipps
Patricia Phipps

Room 200
Mr. T. Hackett
Towson 21204
Old Town Court House

I would like to withdraw appeal case
86379A Storm vs. Dr. Joseph Seipp
9711 Monroe St
Towson Md
like to withdraw & dismiss this case

COUNTY BOARD OF APPEALS
REL AUG 26 A 10 40

DR D Storm
21 Hackett Blvd
Cockeysville md
21030

I did not like the run around that
I got in town when I was there to dismiss
this case you should look into some of
your stuff they are very rude.
(Mr Hackett) (Withdrew from town)
this is from your
file 86379



Baltimore County, Maryland

Date 5/1/86

To: Bettye

From: Barbara

- ☐ Please Note & File
☐ For Your Information
☐ Please Note & Return
☐ Please Handle
☐ Please answer, Sending me Copy of your letter
☐ Please Prepare reply for my Signature
- ☐ To be Signed
☐ Please Comment
☐ Please See Me
☐ Investigate & Report

Remarks: Please Docket

Please be advised that an appeal has been filed for the following:

Case No. 86-379-A
Petitioner: Joseph H. Seipp
Filed By: Raymond D. Storm, Protestant
Date filed: April 29, 1986
Fee: \$90.00

CPS-004

Recycled Paper

Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

April 29, 1986

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
Joseph H. Seipp, Petitioner
Case No. 86-379-A

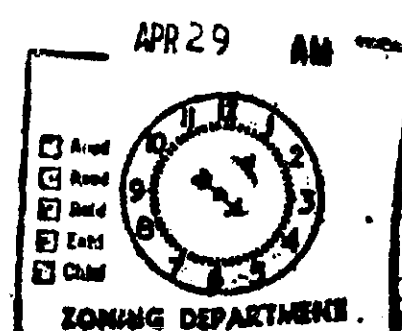
Dear Sir:

I wish to appeal the decision of the Deputy Zoning Commissioner in her Order of April 23, 1986 in Case No. 86-379-A.

Sincerely,

Raymond D. Storm

Raymond D. Storm



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016136

DATE 4/29/86 ACCOUNT H-01-515-000

AMOUNT \$ 90.00

RECEIVED FROM Raymond D. Storm

FOR Appeal fee for Case No. 86-379-A

B 3034*****8990000 82947

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 1, 1986

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Avenue
Towson, Maryland 21204

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
E/S of Monroe St., 104.56'
N of the centerline of
Adams Ave. (9711 Monroe St.)
8th Election District
Joseph H. Seipp, Petitioner
Case No. 86-379-A

Dear Mr. Bronstein:

Please be advised that an appeal has been filed by Mr. Raymond D. Storm, a protestant, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:bg

cc: Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, MD 21030

People's Counsel

6/23/86 - Notified of appeal hearing scheduled for TUESDAY, AUGUST 26, 1986 at 10 a.m.

Benjamin Bronstein, Esquire
Mr. Joseph H. Seipp
Mr. Raymond D. Storm
Phyllis Cole Friedman

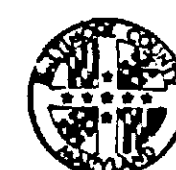
8/22/86 - Above notified of appeal hearing scheduled for WEDNESDAY, OCTOBER 1, 1986 at 10 a.m.

8/14/86 11:30

Some man came in today re: Jos. Seipp case, 86-379-A. I asked if he was the appellant, and he said yes. (did not give his name) He told me he wanted to cancel his appeal. I told him it must be in writing, and he got mad and said why do I have to do that, and I said it's the law, it must be in writing. He got mad and said "Well, nobody's going to show up", and walked out the door in a huff. Mr. Hackett said to wait a week, see if he does send in a dismissal, then set the case for 9:30 a.m. one day, and when no one shows up, dismiss it.

JH

Set for 10/1 at 9:30



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

August 22, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-379-A JOSEPH H. SEIPP
FOR VARIANCE FROM §1802.3.C.1 OF BC2R (SETBACK)
E/S MONROE ST. 104.56' N. OF C/L ADAMS AVENUE
8th DISTRICT
4/23/86 - DZC GRANTED, W/RESTRICTIONS

ASSIGNED FOR: WEDNESDAY, OCTOBER 1, 1986 at 9:30 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Joseph H. Seipp Petitioner
Raymond D. Storm Protestant-Appellant
Phyllis C. Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
June 23, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-379-A JOSEPH H. SEIPP
FOR VARIANCE FROM §1802.3.C.1 (SIDE YARD SETBACK)
E/S OF MONROE STREET 104.56'
N OF C/L OF ADAMS AVENUE
(9711 MONROE STREET
8th DISTRICT
4/23/86 - DZC GRANTED W/RESTRICTIONS

ASSIGNED FOR: TUESDAY, AUGUST 26, 1986 at 10 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Petitioner
Mr. Joseph H. Seipp Petitioner
Mr. Raymond D. Storm Protestant-Appellant
Phyllis Cole Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

July 8, 1986

Board of Appeals of Baltimore County
Room 200 Court House
Towson, MD 21204

RE: Case No. 86-379-A
Petition for Variance
E/S of Monroe St., 104.56'
N of the centerline of
Adams Ave. (9711 Monroe St.)
8th Election District
Joseph H. Seipp, Petitioner

Gentlemen:

Please be advised I represent the Petitioner in the above captioned matter. My client will be unavailable for the hearing presently scheduled in this matter on August 26, 1986. It is therefore respectfully requested that this matter be postponed and reset at a later date, after Labor day.

Thank you for your kind attention to this matter.

Very truly yours,

Benjamin Bronstein
Benjamin Bronstein

BB/jaa

CC: Joseph H. Seipp, D.D.S.

RECEIVED
COUNTY BOARD OF APPEALS
NOV 11 - 9 A 11 516



County Board of Appeals of Baltimore County

Room 209 Court House
Towson, Maryland 21204
(301) 494-3180

July 25, 1986

NOTICE OF POSTPONEMENT

CASE NO. 86-379-A

JOSEPH H. SEIPP

FOR VARIANCE FROM Sec.1802.3.C.1
(SIDE YARD SETBACK)

E/S OF MONROE ST. 104.56' N OF
C/L OF ADAMS AVE.
(9711 MONROE ST.)

8th DISTRICT

4/23/86 - D.Z.C. GRANTED w/restrictions

The above case scheduled for hearing on Tuesday, August 26, 1986, at 10 a.m.
has been POSTPONED by the Board at the request of counsel for Petitioner.

cc: Joseph H. Seipp

Petitioner

Benjamin Bronstein, Esq.

Counsel for Petitioner

Raymond D. Storm

Protestant

Phyllis C. Friedman

People's Counsel

Norman E. Gerber

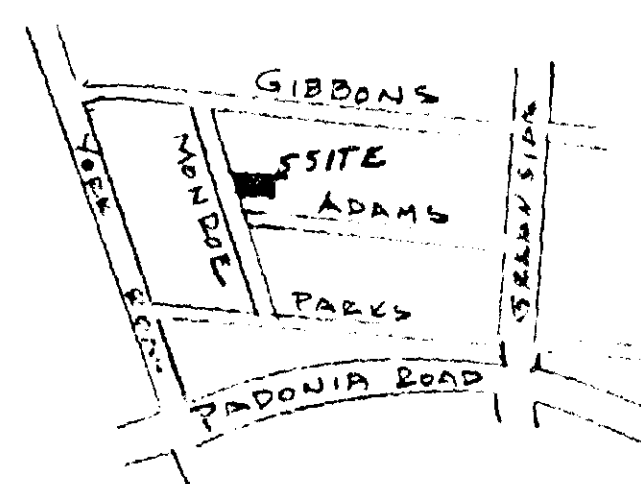
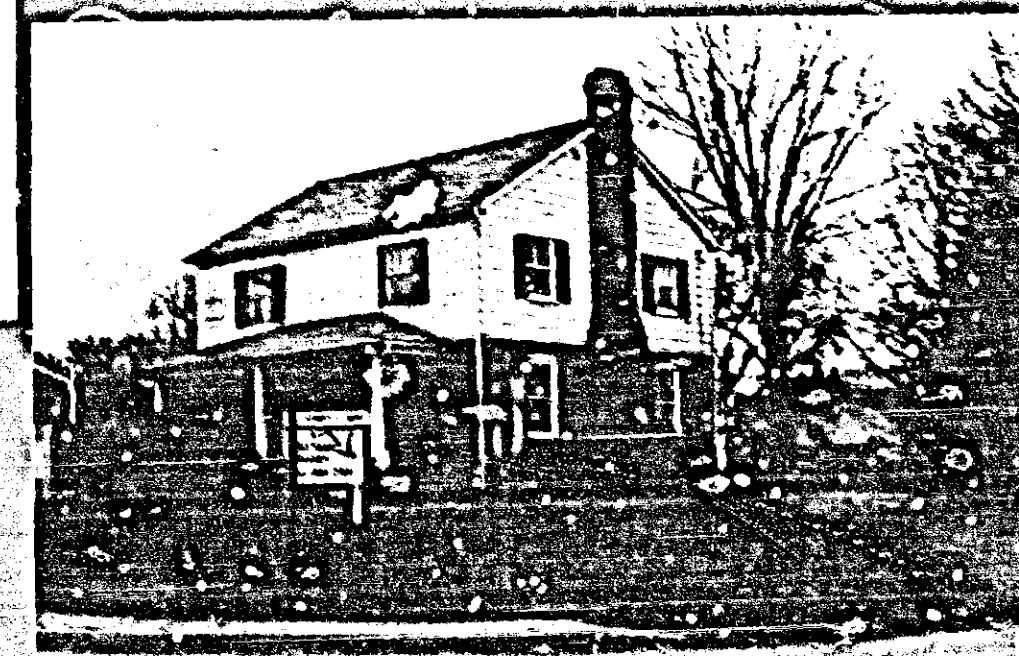
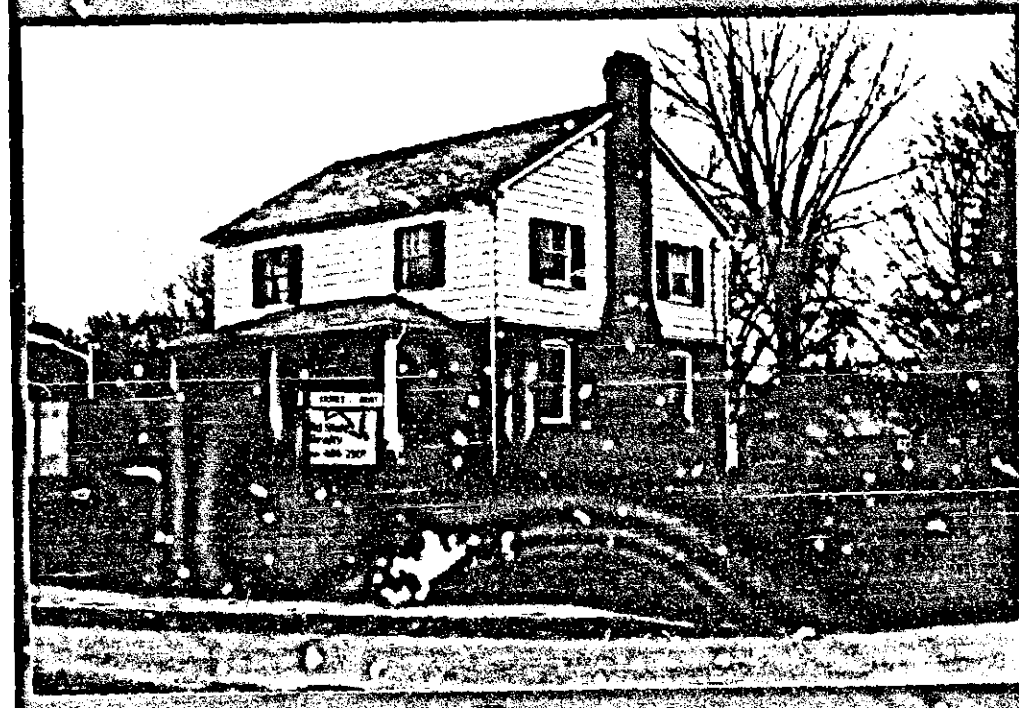
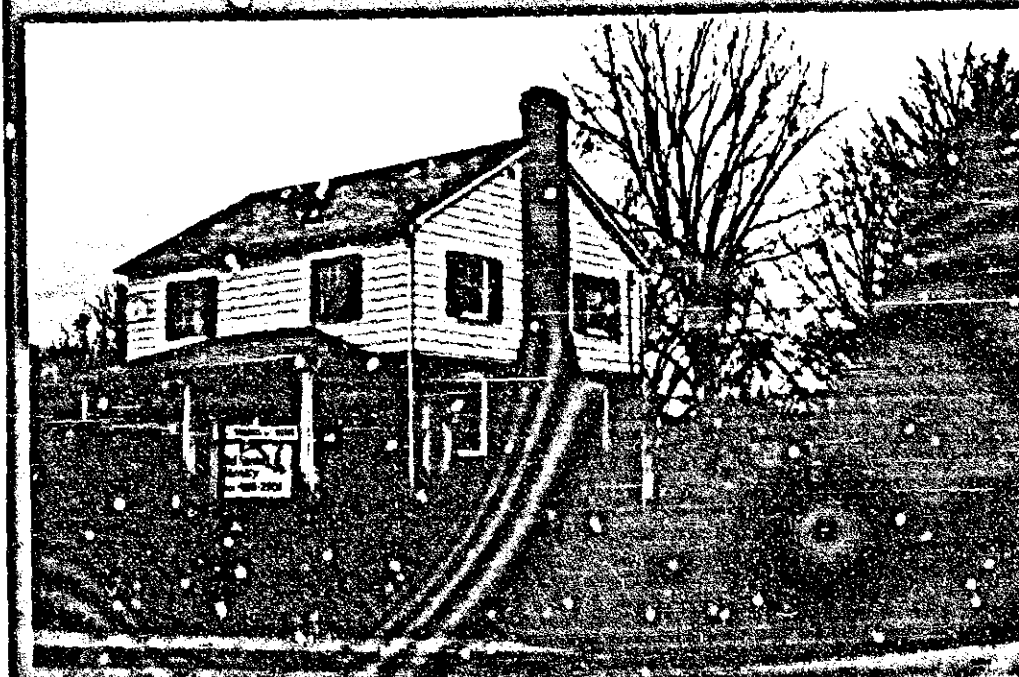
James Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

June Holmen, Secretary



EXISTING ZONING
PETITION FOR ZONING VARIANCE
LOT NOS 7 AND 8
BLOCK DD
PLAT NO. 2

TIMONIZUM HEIGHTS
PLAT BOOK NO 7 FOLIO 15
8th DISTRICT BALTO CITY

OWNER: JOSEPH H. SEIPP
4100 N CHARLES STREET
BALTIMORE MARYLAND
DEED REF EKKIE 6325-622 9-1-1981
NET AREA LOT 7+8 = 6785
PREVIOUS OWNER IN TITLE
SINCE 1-14-1976 AND DID
NOT OWN ANY ADJOINING LOTS

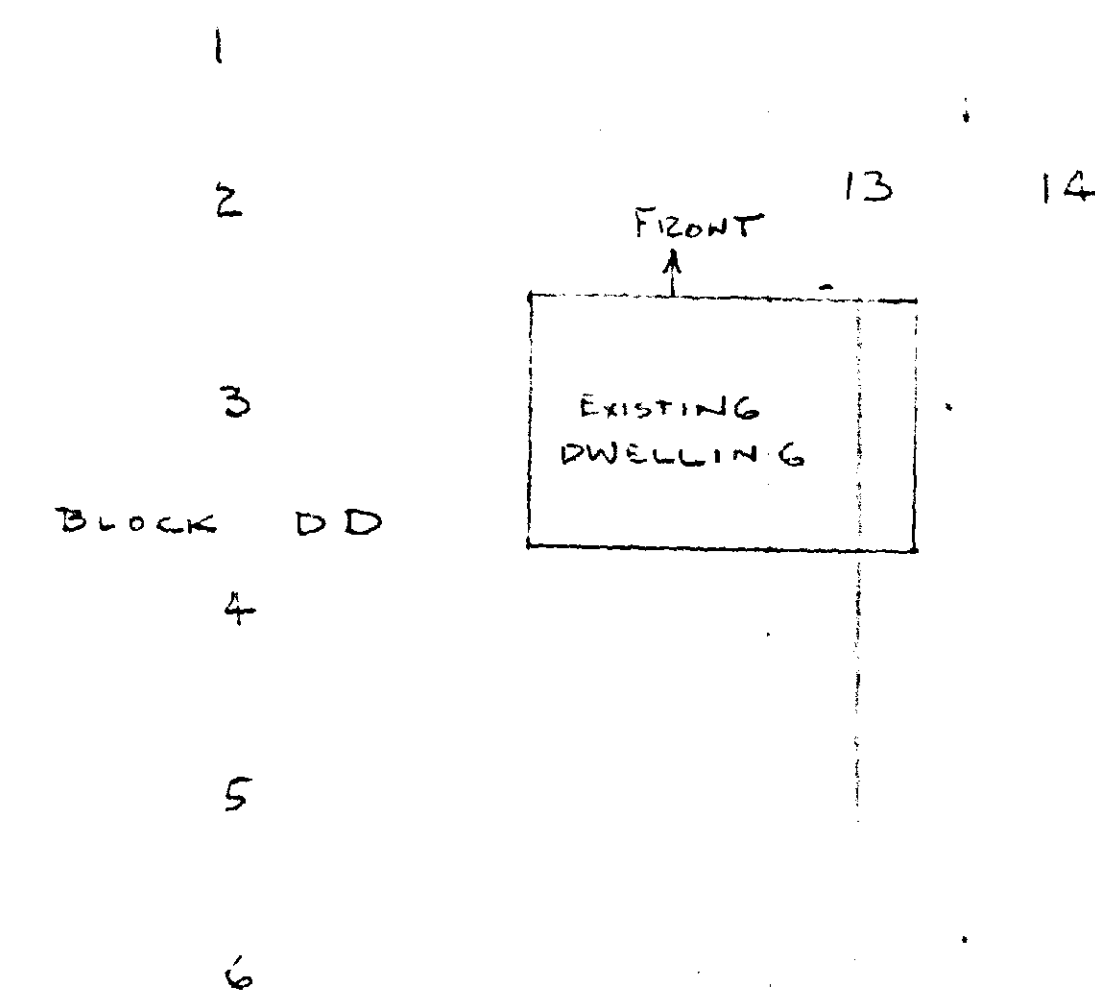
ZONED RO AND DR 3.5
REQUESTED SIDEYARD AND REAR YARD VARIANCES AS SHOWN

NOTE: PROPOSED DWELLING TO BE MOVED
TO THIS SITE FROM EXISTING LOCATION
ON YORK ROAD

237
2-24-86 REVISED PLANS

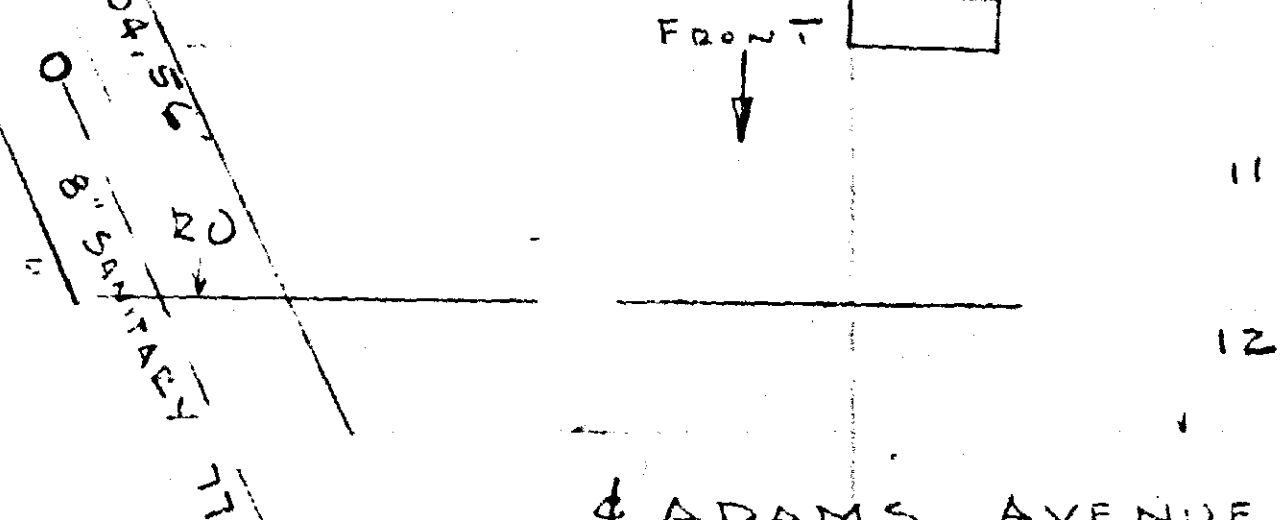
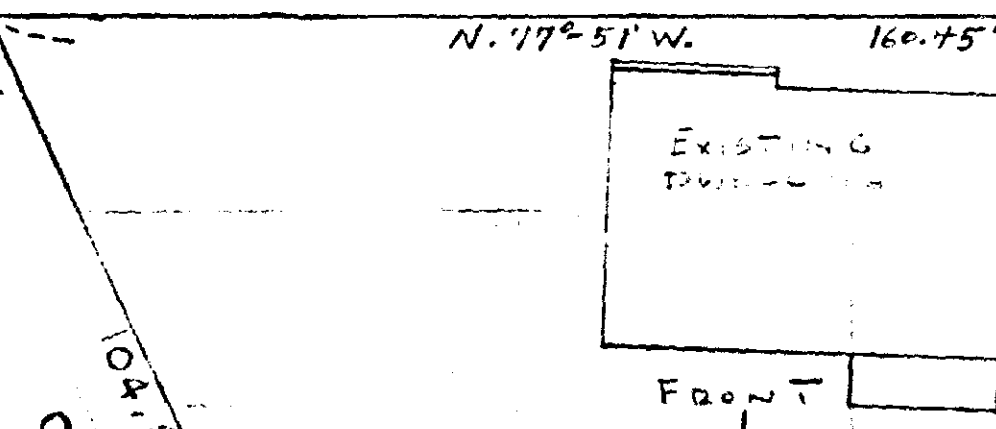
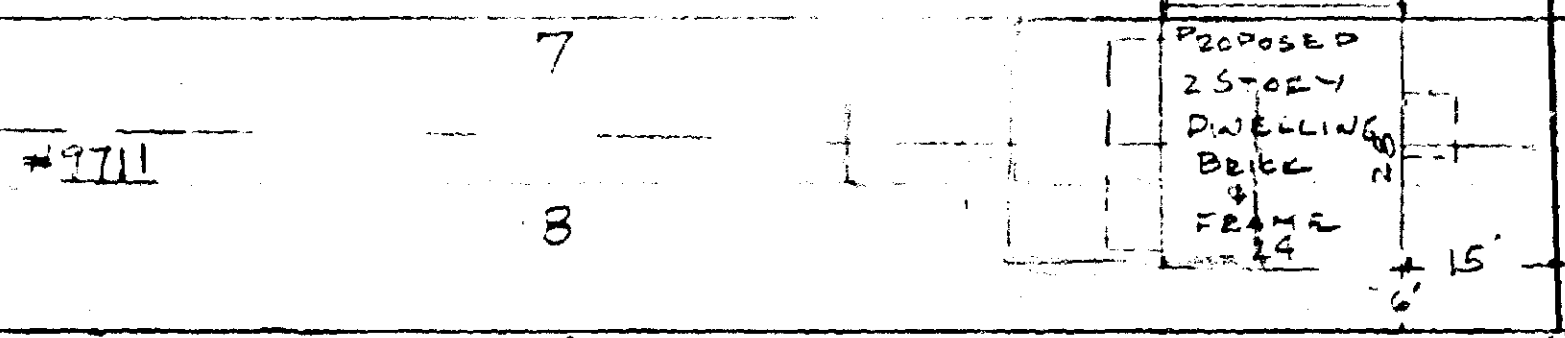
ITEM 237

GIBBONS BOULEVARD



BLOCK DD

12' ALLEY (NOT OPEN) 377° 5' E 178.82'

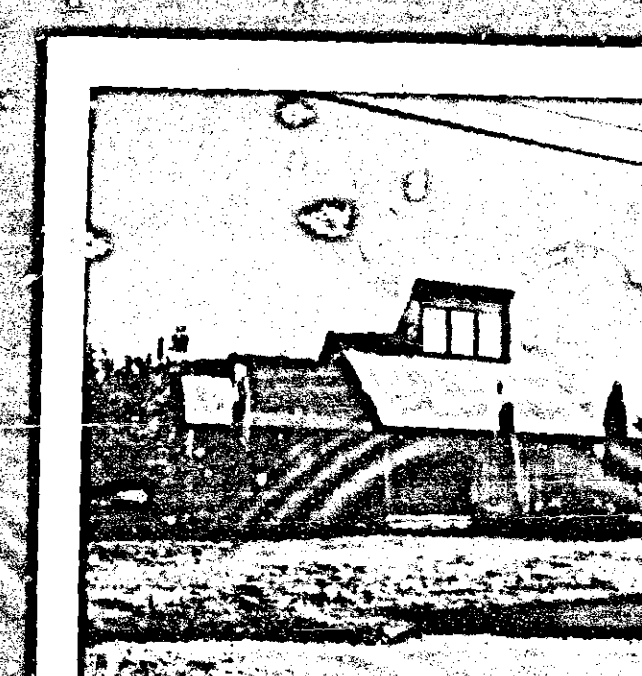
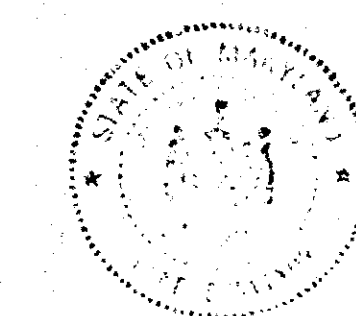


ADAMS AVENUE

PETITIONER'S
EXHIBIT 1

REvised JAN. 30, 1986 - 2nd DUE LINE
REvised JAN. 24, 1986
REvised JAN. 10 1986
DECEMBER 9, 1985

SCALE 1" = 20'
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON MD



Photograph 3



Property Line



where house will sit